ENVIRONMENTAL CONCEPT PLAN

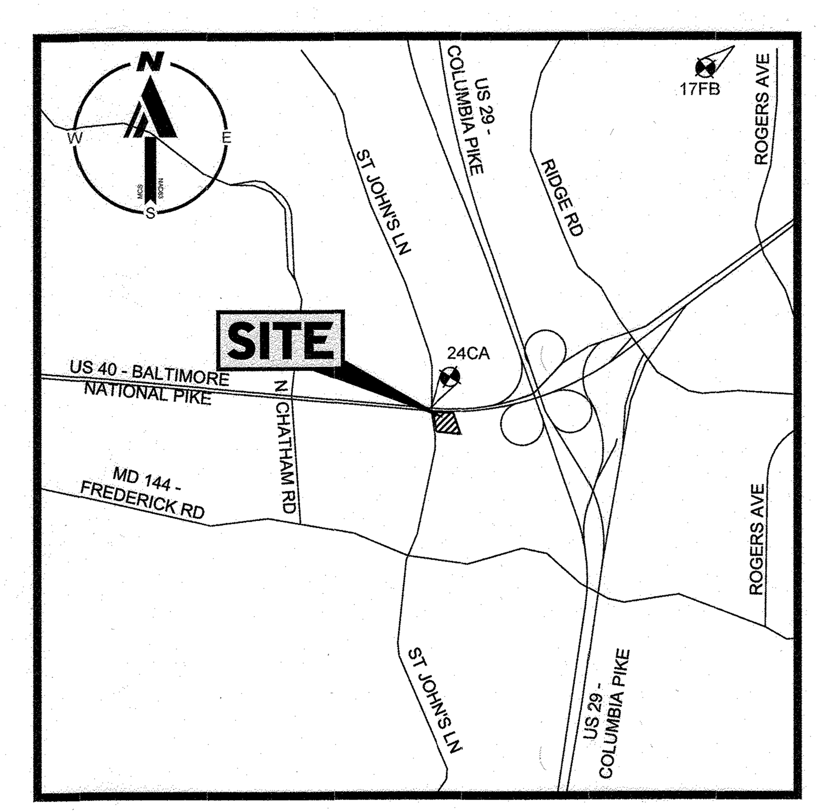
FOR

DASH IN

STORE #1832

LOCATION OF SITE

9075 BALTIMORE NATIONAL PIKE (US-40)
ELLICOTT CITY, MD 21042
TAX MAP 24, GRID 5, PARCEL 112
HOWARD COUNTY
9TH ELECTION DISTRICT
ZONE: B-2



VICINITY MAP
SCALE: 1"=2,000'
ADC MAP COORDINATES 4815-J6

PREPARED BY

BOHLER//

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
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MD@BOHLERENG.COM
CONTACT: JENNIFER C. BASS

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET

	EXISTING	PROPOSED
LIMIT OF WORK		—LOW—LOW—
LIMIT OF DISTURBANCE		—LOD—LOD—

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER; SPILL / TRANSITION; DEPRESSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
X	PARKING COUNTS	X
170 / 169	CONTOUR LINE	190 / 187
SAN #	SANITARY LABEL	SAN #
X #	STORM LABEL	X #
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	
S	SANITARY MANHOLE	S
D	STORM MANHOLE	D
WM	WATER METER	
WV	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
OR	HEADWALL OR ENDWALL	OR
	GRATE INLET	
	CURB INLET	
	CLEAN OUT	
E	ELECTRIC MANHOLE	E
T	TELEPHONE MANHOLE	T
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
	BENCHMARK	
	IMPERVIOUS AREA	
	WATER QUALITY FACILITY DRAINAGE AREA	
	SUPER SILT FENCE	SSF SSF
	TREE PROTECTION	TPF TPF
	STABILIZED CONSTRUCTION ENTRANCE	
	SOILS LINE	
	OVERFLOW INLET	

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET	
AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BUILDING BENCHMARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR (AT DOOR)
GH	GRADE HIGHER SIDE OF WALL
GL	GRADE LOWER SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
L/S	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PA	POINT OF ANALYSIS
PC	POINT CURVATURE
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
R/W	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
S/W	SIDEWALK
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TC	TOP OF CURB
TELE	TELEPHONE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W	WIDE
W/L	WATER LINE
W/M	WATER METER
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

BENCHMARK NOTE

ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE HOWARD COUNTY SURVEY CONTROL BENCHMARK NO. 17FB WITH A PUBLISHED ELEVATION OF 456.236 FEET.

17FB
E 1,365,669.114
N 593,214.43

24CA (FOR REFERENCE ONLY)
E 1,361,643.34
N 586,506.202
ELEV. 398.26

GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED B-2 PER THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
2. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, HOWARD COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 155 OF 235", MAP NUMBER 24027C0155D, WITH A MAP EFFECTIVE DATE OF NOVEMBER 6, 2013.
3. THE PROPERTY BOUNDARY AND ON-SITE EXISTING TOPOGRAPHY IS BASED ON A ALTA/NSPS LAND TITLE SURVEY BY BOHLER ENGINEERING, TITLED: "ALTA/NSPS LAND TITLE SURVEY; DASH IN ELLICOTT CITY; 9075 BALTIMORE NATIONAL PIKE; 2ND ELECTION DISTRICT; HOWARD COUNTY, MARYLAND", PROJECT NO. SD204000, DATED: 12/4/20.
4. EXISTING OFFSITE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY GIS.
5. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE HOWARD COUNTY SURVEY CONTROL BENCHMARK NO. 17FB WITH A PUBLISHED ELEVATION OF 456.236 FEET.
6. THERE ARE NO CEMETERIES OR HISTORICAL FEATURES KNOWN ONSITE.
7. APPROVAL OF THE ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION PLANS, SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN, SITE DEVELOPMENT PLAN OR RED-LINE REVISION REVIEW STAGE. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
8. ALL DRAINAGE AREAS GREATER THAN 2.0 ACRES WILL BE REQUIRED TO PROVIDE TEMPORARY STORMWATER MANAGEMENT DURING CONSTRUCTION.
9. THE SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT DISTRICT. WATER AND SEWER WILL BE PROVIDED BY EXISTING PUBLIC FACILITIES.
10. THIS PROJECT IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION 16.1202(B)(1)(XIII) OF THE COUNTY CODE (ACTIVITY ON A PREVIOUSLY DEVELOPED AREA COVERED BY AN IMPERVIOUS SURFACE AND LOCATED IN THE PRIORITY FUNDING AREA.
11. PRIOR DPZ FILES FOR THIS SITE INCLUDE SDP-73-056, SDP-73-062, SDP-84-051, SDP-91-102, F-91-158, WP-91-185, BA-90-13E.
12. A DESIGN MANUAL WAIVER WILL BE SOUGHT AT SITE DEVELOPMENT PLAN FOR THE REDUCTION OF THE DISTANCE OF THE RETAINING WALL TO THE PROPERTY LINE FROM THE REQUIRED 10' TO THE PROVIDED 4.07'.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	1
ENVIRONMENTAL CONCEPT PLAN	2
EROSION AND SEDIMENT CONTROL CONCEPT PLAN	3
ESD DRAINAGE AREA MAP	4
QUALITY COVERAGE MAPS	5
QUANTITY DRAINAGE AREA MAPS	6

SITE ANALYSIS DATA / TABULATIONS

	TOTAL
PROJECT NUMBER	ECP-22-032
TOTAL PROJECT AREA (GROSS)	1.78 AC.
AREA OF STREAM/WETLANDS AND BUFFER	0.00 AC.
AREA OF 100-YR FLOODPLAIN	0.00 AC.
AREA OF FOREST	0.00 AC.
AREA OF STEEP SLOPES (15% - 24.99%)	0.00 AC.
AREA OF STEEP SLOPES (25% OR GREATER)	0.00 AC.
AREA OF GREEN OPEN SPACE	0.00 AC.
HIGHLY ERODIBLE SOILS (K> 0.35)	0.00 AC.
NET TRACT AREA	1.78 AC.
LIMIT OF DISTURBED AREA	1.78 AC.
PRESENT ZONING DESIGNATION	B-2
PROPOSED USE	FUEL SERVICE STATION WITH CONVENIENCE STORE AND CAR WASH
PROPOSED IMPERVIOUS COVER	1.40 AC.

DESIGN NARRATIVE

THE AREA OF THIS SUBMISSION IS APPROXIMATELY 1.78 ACRES. THE SITE IS COMPRISED OF ONE PARCEL OF LAND THAT IS CURRENTLY DEVELOPED WITH A FUEL SERVICE STATION AND CAR WASH. THERE ARE NO KNOWN ENVIRONMENTALLY SENSITIVE AREAS LOCATED ONSITE. THE PROPOSED DEVELOPMENT SHALL REMOVE THE EXISTING BUILDINGS AND DRIVEWAY(S), ALONG WITH SOME EXISTING TREES. THE PROPOSED DEVELOPMENT WILL CONSIST OF A FUEL SERVICE CANOPY, CONVENIENCE STORE, CAR WASH, AND ASSOCIATED PARKING SPACES AND LANDSCAPING.

NATURAL FLOW PATTERNS SHALL BE PRESERVED. THE EXISTING CONDITIONS FLOW OVERLAND AND BY STORMDRAIN TO INLETS IN ST.JOHNS LANE THAT DISCHARGE TO TRIBUTARIES OF THE PATAPSCO RIVER WATERSHED. THE PROPOSED CONDITIONS MIMIC THIS DISCHARGE. FOR REDEVELOPMENT, 50% OF THE EXISTING IMPERVIOUS AREA IS REQUIRED TO BE TREATED AT A RATE OF 1". ANY NEW IMPERVIOUS ARE MUST BE TREATED AT A RATE OF 2" (FOR 'D' SOILS). TWO MICROBIORETENTION FACILITIES AND ONE CONTECH PEAK DIVERSION STORMFILTER WILL BE UTILIZED TO TREAT ESD TO THE MEP IN ACCORDANCE WITH MDE REGULATIONS AND THE HOWARD COUNTY DESIGN MANUAL VOLUME I. WATERSHED IS THE TIBER BRANCH, WHICH REQUIRES 10, 100, AND 3.5 HR/6.6" QUANTITY MANAGEMENT TO PREDEVELOPMENT CONDITIONS CONSIDERED AS WOODS IN GOOD CONDITION. A 12,197± CF UNDERGROUND DETENTION FACILITY IS PROPOSED TO MANAGE THESE STORMS.

SEDIMENT AND EROSION CONTROL SHALL COMPLY WITH THE LATEST EDITION OF THE MDE STANDARDS AND SPECIFICATIONS FOR SEDIMENT CONTROL AS SHOWN ON THE ACCOMPANYING ECP AND SUBSEQUENT SITE DEVELOPMENT PLAN.

IT IS CONCLUDED THAT ALL ESD TO THE MEP REQUIREMENTS AS DEFINED IN THE STORMWATER MANAGEMENT ACT OF 2007 HAVE BEEN MET FOR THE PROPOSED DEVELOPMENT. THE WATER QUALITY TREATMENT REQUIREMENTS HAVE BEEN PROVIDED BY THE IMPLEMENTATION OF BIORETENTION. NO DESIGN MANUAL WAIVERS ARE REQUIRED FOR DISTURBANCE TO ENVIRONMENTALLY SENSITIVE AREAS AS THERE ARE NONE LOCATED ONSITE.

ESDv REQUIRED SUMMARY

EXISTING IMPERVIOUS (Ac)	PROPOSED IMPERVIOUS (Ac)	NET INCREASE IMPERVIOUS (Ac)	ESDv REQUIRED (CF)
1.30	1.40	0.10	2,911

DETERMINE ESD IMPLEMENTATION GOALS
SOIL CONDITIONS FOR "WOODS IN GOOD CONDITION"

HSG	RCN	AREA (Ac)	PERCENT
A	38.00	0.00	0.00%
B	55.00	0.00	0.00%
C	70.00	0.00	0.00%
D	77.00	1.78	100.00%
TARGET RCN	77.00	1.78	

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT — 4/4/22 — DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION — 4.7.22 — DATE

OWNER:	DEVELOPER:
POTOMAC ENERGY HOLDINGS, LLC PO BOX 2810 LA PLATA, MD 20646 CONTACT: JASON BELT PHONE: 240-320-6448	DASH-IN 102 CENTENNIAL STREET, STE. 100 LA PLATA, MD 20645 CONTACT: JASON BELT PHONE: 240-320-6448

TAX MAP: 24 GRID: 5 PARCEL: 112
ZONED: B-2
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: SHELL OIL COMPANY PARCEL 'A'
SECTION/AREA: N/A
DEED # 11525 / 00383
PLAT # 10025

FILE NO. ECP-22-032

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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PROJECT No.:	MD204000
DRAWN BY:	DMD/JMR
CHECKED BY:	RMS
DATE:	2/2/22
CAD I.D.:	ECP-1

PROJECT:

ENVIRONMENTAL CONCEPT PLAN

FOR

DASH IN

STORE #1832

9075 BALTIMORE NATIONAL PIKE
(US RTE. 40)
ELLICOTT CITY, MD 21043
HOWARD COUNTY

BOHLER//

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
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MD@BohlerEng.com

R.M. STASIOWSKI

PROFESSIONAL ENGINEER
PROFESSIONAL CERTIFICATION
I, RYAN M. STASIOWSKI, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 49425, EXPIRATION DATE: 6/9/2022

SHEET TITLE:

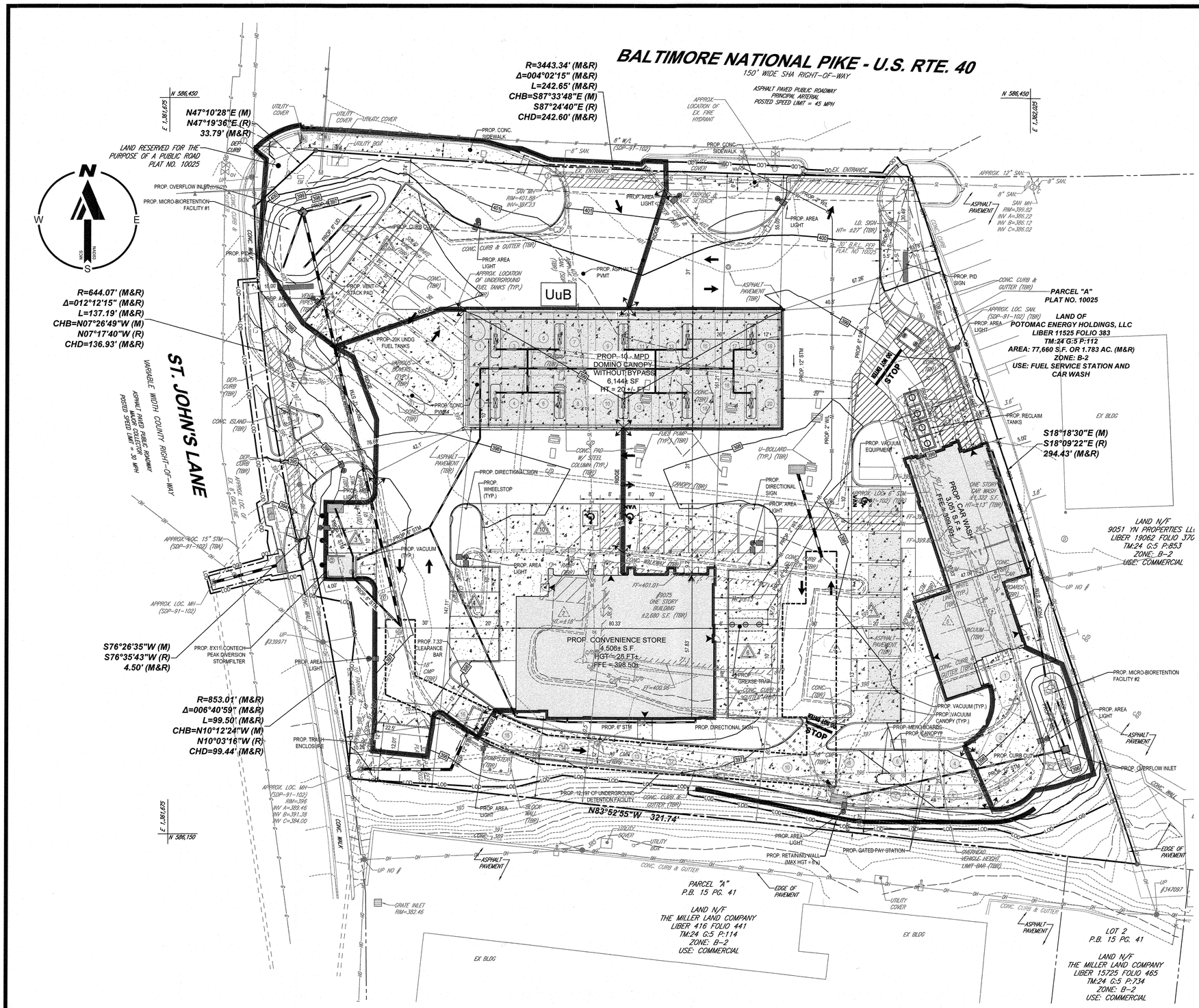
COVER SHEET

SHEET NUMBER:

1

ORG. DATE - 2/2/2022

Mar 23, 2022
H:\20\MD204000\DRAWINGS\PLAN SETS\ENVIRONMENTAL CONCEPT PLAN\MD204000-ECP-1---->LAYOUT: 1 - COVER
RS



LEGEND :

MaB	SOIL LABEL
LOD — LOD	LIMIT OF DISTURBANCE
	LIMIT OF ESD DRAINAGE AREA
	GABION INFLOW PROTECTION
	ON-SITE PROPERTY/R.OW. LINE
	NEIGHBORING PROPERTY LINE
	SETBACK LINE

CUT FILL ANALYSIS

TOTAL CUT = 2,458 CY
TOTAL FILL = 227 CY (15% SHRINKAGE FACTOR APPLIED)
TOTAL EXPORT = 2,231 CY

SOILS INFORMATION

SYMBOL	DESCRIPTION	STRUCTURAL LIMITATIONS	HYDROLOGIC GROUP	K FACTOR	HIGHLY ERODIBLE?
UuB	URBAN LAND-UDORTHENTS COMPLEX, 0 TO 8% SLOPES	SOMEWHAT LIMITED	D	NOT RATED	NO
NOTE: ENTIRE SITE AND IMMEDIATE VICINITY IS OF THE SOIL TYPE LISTED ABOVE.					

LIMIT OF DISTURBANCE	77,670 S.F. OR 1.78 AC.

GENERAL NOTES:

1. ALL UNDERGROUND ROOF LEADERS WILL BE 6" HDPE PIPE.
2. ALL MICROBIORETENTION FACILITIES WILL HAVE OUTFALL PIPES SIZED TO HANDLE THE 10-YR STORM EVENT.
3. STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED BY 2 MICROBIORETENTION FACILITIES AND ONE CONTECH PEAK DIVERSION STORMFILTER. QUANTITY MANAGEMENT WILL BE PROVIDED BY ONE UNDERGROUND DETENTION FACILITY.
4. HAZARD CLASS FOR ALL SWM FACILITIES IS "A" DUE TO UNLIKELY LIFE LOSS FOR FAILURE.
5. THERE ARE NO KNOWN STEEP SLOPES, WETLANDS, OR STREAMS LOCATED ONSITE. THE SITE IS NOT LOCATED WITHIN THE CRITICAL AREA. THESE WERE FIELD VERIFIED ON 9/29/21.
6. WHERE THE LIMIT OF DISTURBANCE LINE APPEARS TO FOLLOW THE PROPERTY LINE, THE LOD LINE IS SHOWN OFFSET FROM THE PROPERTY LINE FOR CLARITY ONLY. NO DISTURBANCE ONTO NEIGHBORING PROPERTIES IS PROPOSED.
7. UNDERGROUND DETENTION FACILITY SIZE IS APPROXIMATE. TR-20 ROUTING WILL BE PROVIDED AT SDP STAGE.

OWNER:	DEVELOPER:
POTOMAC ENERGY HOLDINGS, LLC PO BOX 2810 LA PLATA, MD 20646 CONTACT: JASON BELT PHONE: 240-320-6448	DASH-IN 102 CENTENNIAL STREET, STE. 100 LA PLATA, MD 20645 CONTACT: JASON BELT PHONE: 240-320-6448

TAX MAP: 24 GRID: 5 PARCEL: 112
ZONED: B-2
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: SHELL OIL COMPANY PARCEL 'A'
SECTION/AREA: N/A
DEED # 11525 / 00383
PLAT # 10025

FILE NO. ECP-22-032

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 4/4/22

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 4.7.22

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PROJECT No.:	MD204000
DRAWN BY:	DMD/JMR
CHECKED BY:	RMS
DATE:	2/2/22
CAD I.D.:	ECP-1

PROJECT:

ENVIRONMENTAL CONCEPT PLAN

FOR

DASH IN

STORE #1832

9075 BALTIMORE NATIONAL PIKE
(US RTE. 40)
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R.M. STASIOWSKI
STATE OF MARYLAND
PROFESSIONAL ENGINEER
I, RYAN M. STASIOWSKI, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 49625. EXP. DATE: 9/9/2022
2/2/22

SHEET TITLE:

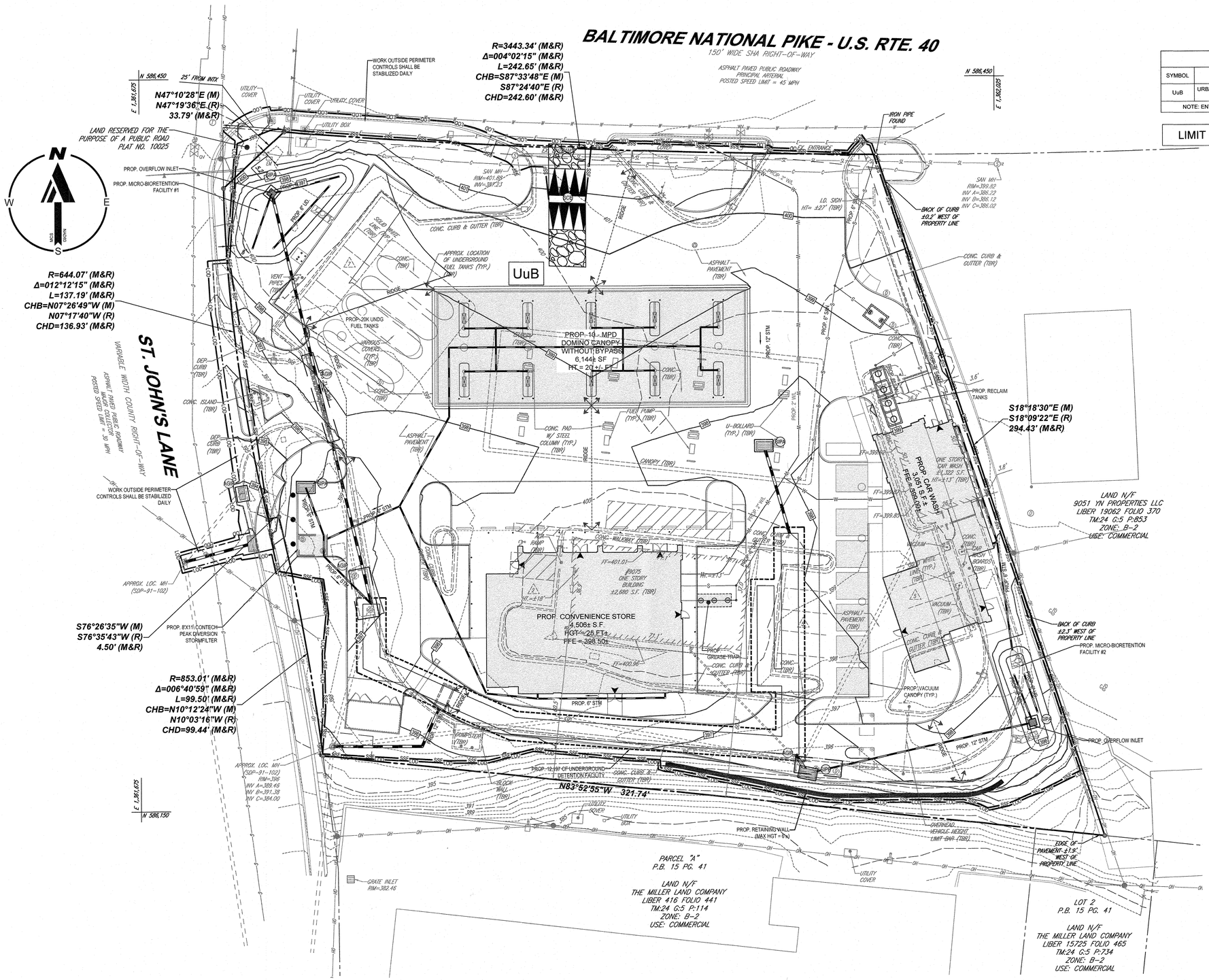
ENVIRONMENTAL CONCEPT PLAN

SHEET NUMBER:

2

ORG. DATE - 2/2/2022

Mar 23, 2022
U:\2018\MD200000\DRAWING\SDP\LAN SET\ENVIRONMENTAL CONCEPT PLAN\MD204000-ECP-1----LAYOUT 2 - ENVIRONMENTAL CONCEPT PLAN
RS



SOILS INFORMATION

SYMBOL	DESCRIPTION	STRUCTURAL LIMITATIONS	HYDROLOGIC GROUP	K FACTOR	HIGHLY ERODIBLE?
UuB	URBAN LAND-UDORTHENTS COMPLEX, 0 TO 8% SLOPES	SOMEWHAT LIMITED	D	NOT RATED	NO
NOTE: ENTIRE SITE AND IMMEDIATE VICINITY IS OF THE SOIL TYPE LISTED ABOVE.					

LIMIT OF DISTURBANCE	77,670 S.F. OR 1.78 AC.

LEGEND :

- MaB — SOIL LABEL
- RIPRAP STABILIZATION
- LOD — LIMIT OF DISTURBANCE
- SSF — SUPER SILT FENCE
- SIP, SIPE — STANDARD INLET PROTECTION
- AGIP — AT GRADE INLET PROTECTION
- SCE — STABILIZED CONSTRUCTION ENTRANCE

NOTE :

THE PROPOSED MICROBIORETENTION FACILITIES SHALL BE CONSTRUCTED ONLY UPON PERMANENT STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA AND PERMISSION GRANTED FROM THE SEDIMENT CONTROL INSPECTOR.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 4/14/22

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 4.7.22

OWNER:	DEVELOPER:
POTOMAC ENERGY HOLDINGS, LLC PO BOX 2810 LA PLATA, MD 20646 CONTACT: JASON BELT PHONE: 240-320-6448	DASH-IN 102 CENTENNIAL STREET, STE. 100 LA PLATA, MD 20645 CONTACT: JASON BELT PHONE: 240-320-6448

TAX MAP: 24 GRID: 5 PARCEL: 112

ZONED: B-2

2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: SHELL OIL COMPANY PARCEL 'A'
SECTION/AREA: N/A
DEED # 11525 / 00383
PLAT # 10025

FILE NO. ECP-22-032

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PROJECT No.:	MD204000
DRAWN BY:	DMD/JMR
CHECKED BY:	RMS
DATE:	2/2/22
CAD I.D.:	ECP-1

PROJECT:

ENVIRONMENTAL CONCEPT PLAN

FOR

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HOWARD COUNTY

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R.M. STASIOWSKI

STATE OF MARYLAND — R. M. STASIOWSKI — No. 49425 — PROFESSIONAL ENGINEER

I, RYAN M. STASIOWSKI, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 49425, EXPIRATION DATE: 6/6/2022

SHEET TITLE:

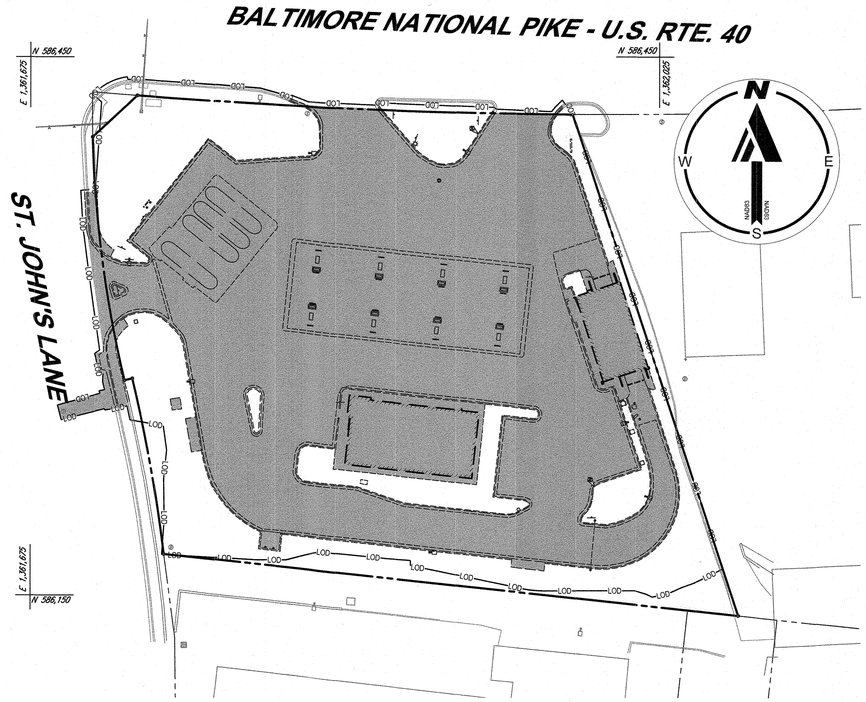
EROSION AND SEDIMENT CONTROL CONCEPT PLAN

SHEET NUMBER:

3

ORG. DATE - 2/2/2022

H:\2DMD204000\DRAWINGS\PLAN SET\ENVIRONMENTAL CONCEPT PLAN\MD204000-ECP-1 ----LAYOUT 3 - EROSION AND SEDIMENT CONTROL CONCEPT PLAN

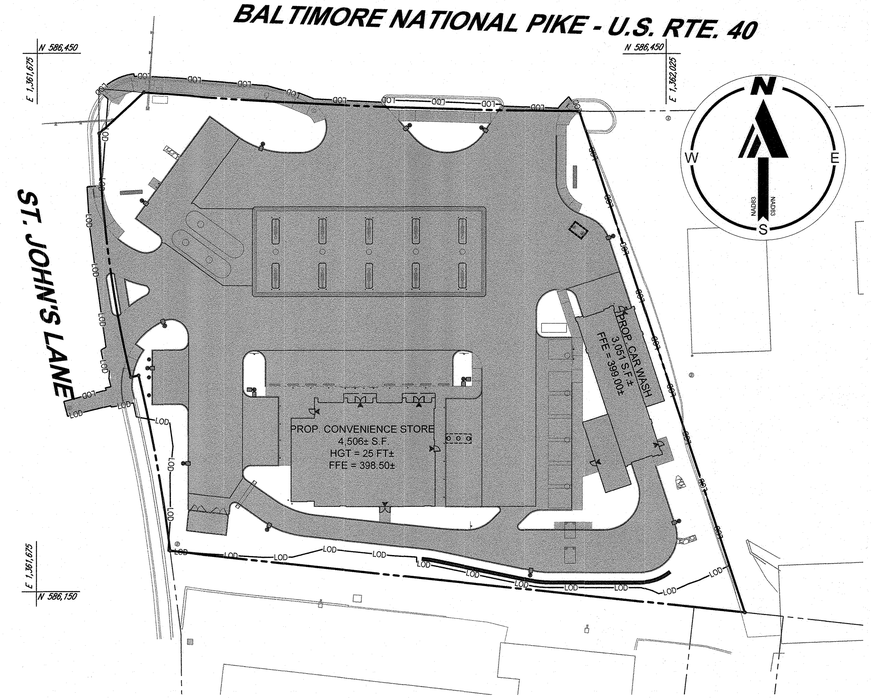


PREDEVELOPMENT QUALITY COVERAGE MAP

SCALE: 1"=40'

IMPERVIOUS = 56,522 S.F. OR 1.30 AC.
PERVIOUS = 21,148 S.F. OR 0.48 AC.
TOTAL = 77,670 S.F. OR 1.78 AC.

SITE IS CONSIDERED REDEVELOPMENT BECAUSE THE EXISTING IMPERVIOUS COVERAGE IS GREATER THAN 40%.

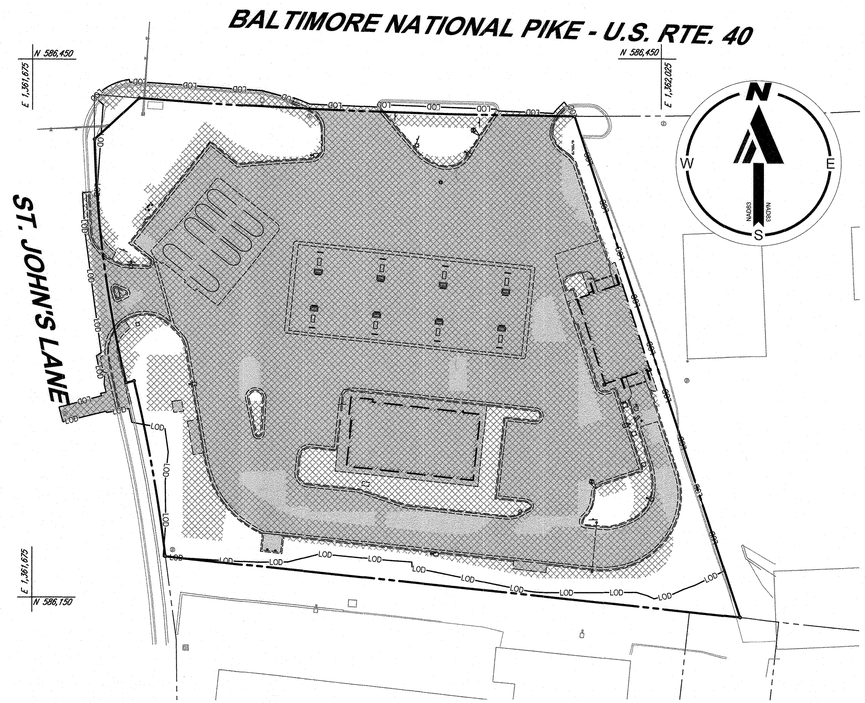


POSTDEVELOPMENT QUALITY COVERAGE MAP

SCALE: 1"=40'

IMPERVIOUS = 60,928 S.F. OR 1.40 AC.
PERVIOUS = 16,742 S.F. OR 0.38 AC.
TOTAL = 77,670 S.F. OR 1.78 AC.

IMPERVIOUS AREA ADDED = 1.40 AC. - 1.30 AC. = 0.10 AC.
IMPERVIOUS AREA REQUIRING TREATMENT (IART) = (1.40 AC. - 1.30 AC.) + 0.5(1.30 AC.) = 0.75 AC.



PRE & POSTDEVELOPMENT QUALITY COVERAGE MAP OVERLAY

SCALE: 1"=40'

LEGEND

- IMPERVIOUS AREA
- PROPOSED IMPERVIOUS AREA (OVERLAY)
- —LOD— SITE AREA/LIMIT OF DISTURBANCE

40 20 10 0 40
1"= 40'

SOILS INFORMATION

SYMBOL	DESCRIPTION	STRUCTURAL LIMITATIONS	HYDROLOGIC GROUP	K FACTOR	HIGHLY ERODIBLE?
UuB	URBAN LAND-UDORTHENTS COMPLEX, 0 TO 8% SLOPES	SOMEWHAT LIMITED	D	NOT RATED	NO
NOTE: ENTIRE SITE AND IMMEDIATE VICINITY IS OF THE SOIL TYPE LISTED ABOVE.					

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 4/1/22

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 4.7.22

OWNER:	DEVELOPER:
POTOMAC ENERGY HOLDINGS, LLC PO BOX 2810 LA PLATA, MD 20646 CONTACT: JASON BELT PHONE: 240-320-6448	DASH-IN 102 CENTENNIAL STREET, STE. 100 LA PLATA, MD 20645 CONTACT: JASON BELT PHONE: 240-320-6448

TAX MAP: 24 GRID: 5 PARCEL: 112
ZONED: B-2
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: SHELL OIL COMPANY PARCEL 'A'
SECTION/AREA: N/A
DEED # 11525 / 00383
PLAT # 10025

FILE NO. ECP-22-032

BOHLER™
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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PROJECT No.:	MD204000
DRAWN BY:	DMD/JMR
CHECKED BY:	RMS
DATE:	2/2/22
CAD I.D.:	ECP-1

PROJECT:

ENVIRONMENTAL CONCEPT PLAN

FOR

DASH IN

STORE #1832

9075 BALTIMORE NATIONAL PIKE
(US RTE. 40)
ELLICOTT CITY, MD 21043
HOWARD COUNTY

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

R.M. STASIOWSKI
PROFESSIONAL ENGINEER
I, RYAN M. STASIOWSKI, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 49424, EXPIRATION DATE: 6/9/2022

SHEET TITLE:

QUALITY COVERAGE MAPS

SHEET NUMBER:

4

ORG. DATE - 2/2/2022

Mar 23, 2022
H:\2014\204000\DRAWINGS\PLAN SETS\ENVIRONMENTAL CONCEPT PLAN\MD204000-ECP-1------LAYOUT: 4 - QUALITY COVERAGE MAPS
RS

BALTIMORE NATIONAL PIKE - U.S. RTE. 40

SWM DRAINAGE AREAS		
1	IMPERVIOUS	6,098 S.F. OR 0.14 AC.
	PERVIOUS	4,356 S.F. OR 0.10 AC.
	TOTAL	10,454 S.F. OR 0.24 AC.
	ESDv REQUIRED	571 CF
	ESDv PROVIDED	1,033 CF
2	IMPERVIOUS	4,356 S.F. OR 0.10 AC.
	PERVIOUS	1,307 S.F. OR 0.03 AC.
	TOTAL	5,663 S.F. OR 0.13 AC.
	ESDv REQUIRED	394 CF
	ESDv PROVIDED	408 CF
3	IMPERVIOUS	22,216 S.F. OR 0.51 AC.
	PERVIOUS	871 S.F. OR 0.02 AC.
	TOTAL	23,087 S.F. OR 0.53 AC.
	ESDv REQUIRED	1,762 CF
	ESDv PROVIDED	1,762 CF
TOTAL REQUIRED IMPERVIOUS TREATMENT AREA		0.75 AC.
TOTAL IMPERVIOUS AREA TREATED		0.75 AC.
ESDv REQUIRED		2,911 C.F.
ESDv PROVIDED		3,203 C.F.

LEGEND

- DRAINAGE DIVIDE
- IMPERVIOUS AREA TO ESDv TREATMENT FACILITIES
- IMPERVIOUS AREA BYPASSING TREATMENT FACILITIES

20 10 5 0 20
1"= 20'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 4/4/22

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 4.7.22

OWNER:	DEVELOPER:
POTOMAC ENERGY HOLDINGS, LLC PO BOX 2810 LA PLATA, MD 20646 CONTACT: JASON BELT PHONE: 240-320-6448	DASH-IN 102 CENTENNIAL STREET, STE. 100 LA PLATA, MD 20645 CONTACT: JASON BELT PHONE: 240-320-6448

TAX MAP: 24 GRID: 5 PARCEL: 112
ZONED: B-2
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: SHELL OIL COMPANY PARCEL 'A'
SECTION/AREA: N/A
DEED # 11525 / 00383
PLAT # 10025

FILE NO. ECP-22-032

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SITE CIVIL AND CONSULTING ENGINEERING
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PROJECT No.:	MD204000
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CHECKED BY:	RMS
DATE:	2/2/22
CAD I.D.:	ECP-1

PROJECT:

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R.M. STASIOWSKI
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PROFESSIONAL ENGINEER
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SHEET TITLE:

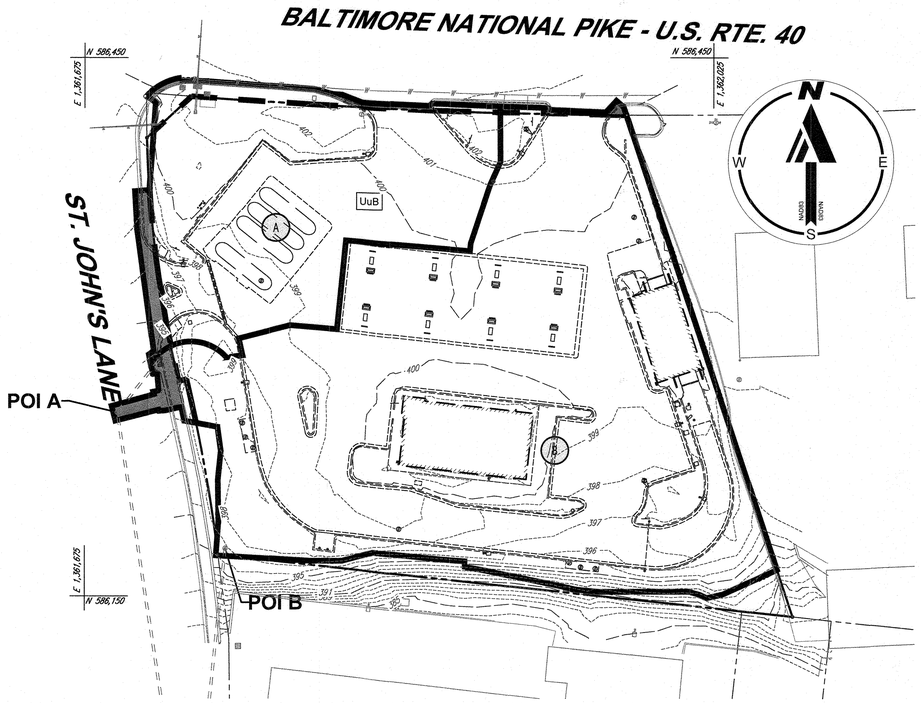
ESD DRAINAGE AREA MAP

SHEET NUMBER:

5

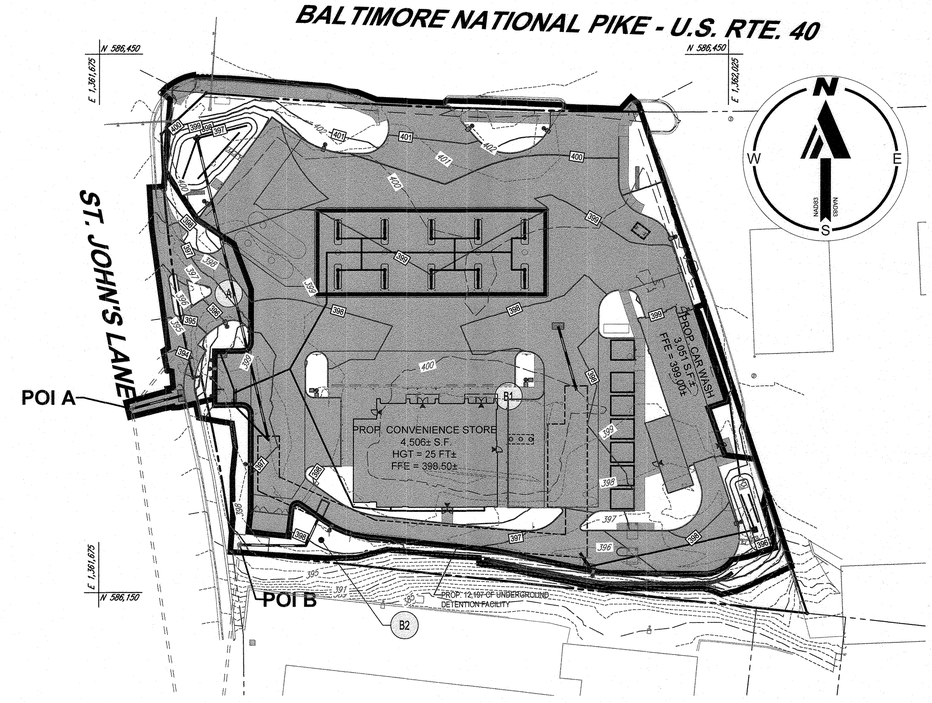
ORG. DATE - 2/2/2022

Mar 23, 2022
M:\2020\MD204000\DWG\PLAN SET\ENVIRONMENTAL CONCEPT PLAN\MD204000-ECP-1----LAYOUT: 5 - ESD DRAINAGE AREA MAP



PREDEVELOPMENT DRAINAGE AREA MAP

SCALE: 1"=40'



POSTDEVELOPMENT DRAINAGE AREA MAP

SCALE: 1"=40'

PEAK FLOW ANALYSIS

A	SITE AREA (WOODS, GOOD CONDITION)	19,927 S.F. OR 0.46 AC.
	IMPERVIOUS	947 S.F. OR 0.02 AC.
	PERVIOUS	1,014 S.F. OR 0.02 AC.
	TOTAL	21,888 S.F. OR 0.50 AC.
	RCN	78
	Tc	0.1 HRS
	Q_{10}	1.76 CFS
	Q_{100}	3.81 CFS
	$Q_{6.6}$	5.10 CFS
B	SITE AREA (WOODS, GOOD CONDITION)	55,472 S.F. OR 1.27 AC.
	IMPERVIOUS	443 S.F. OR 0.01 AC.
	PERVIOUS	125 S.F. OR 0.003 AC.
	TOTAL	56,040 S.F. OR 1.283 AC.
	RCN	77
	Tc	0.1 HRS
	Q_{10}	4.38 CFS
	Q_{100}	9.61 CFS
	$Q_{6.6}$	12.77 CFS

SITE TOTAL (ALL POI's)

Q_{10} = 6.14 CFS

Q_{100} = 13.42 CFS

$Q_{6.6}$ = 17.87 CFS

LEGEND

IMPERVIOUS AREA

DRAINAGE DIVIDE

AREA OF WOODS (LIMIT OF DISTURBANCE)

NOTE

ALL TC PATHS ARE ASSUMED TO BE 0.1 HRS SINCE THE SITE IS DEVELOPED.

PEAK FLOW ANALYSIS

A	IMPERVIOUS	3,363 S.F. OR 0.08 AC.
	PERVIOUS	1,327 S.F. OR 0.03 AC.
	TOTAL	4,690 S.F. OR 0.11 AC.
	RCN	93
	Tc	0.1 HRS
	Q_{10}	0.64 CFS
	Q_{100}	1.16 CFS
	$Q_{6.6}$	1.43 CFS
B1	IMPERVIOUS	57,990 S.F. OR 1.33 AC.
	PERVIOUS	10,434 S.F. OR 0.24 AC.
	TOTAL	68,424 S.F. OR 1.57 AC.
	RCN	95
	Tc	0.1 HRS
	Q_{10} (UNMANAGED)	9.56 CFS
	Q_{10} (MANAGED)	3.91 CFS
	Q_{100} (UNMANAGED)	16.92 CFS
	Q_{100} (MANAGED)	8.61 CFS
	$Q_{6.6}$ (UNMANAGED)	21.04 CFS
	$Q_{6.6}$ (MANAGED)	11.61 CFS

B2	IMPERVIOUS	0 S.F. OR 0 AC.
	PERVIOUS	4,819 S.F. OR 0.11 AC.
	TOTAL	4,819 S.F. OR 0.11 AC.
	RCN	80
	Tc	0.1 HRS
	Q_{10}	0.47 CFS
	Q_{100}	1.00 CFS
	$Q_{6.6}$	1.16 CFS
POI B TOTAL	Q_{10}	4.38 CFS
	Q_{100}	9.61 CFS
	$Q_{6.6}$	12.77 CFS

SITE TOTAL MANAGED (ALL POI's)

Q_{10} = 5.02 CFS

Q_{100} = 10.77 CFS

$Q_{6.6}$ = 14.20 CFS

40 20 10 0 40

1"= 40'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 4/4/22

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TAX MAP: 24 GRID: 5 PARCEL: 112

ZONED: B-2

2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: SHELL OIL COMPANY PARCEL 'A'
SECTION/AREA: N/A
DEED # 11526 / 00383
PLAT # 10025

FILE NO. ECP-22-032

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MD@BohlerEng.com

R.M. STASIOWSKI

STATE OF MARYLAND — REGISTERED PROFESSIONAL ENGINEER — No. 49425

I, RYAN M. STASIOWSKI, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 49425, EXPIRATION DATE: 6/9/2022

SHEET TITLE:

QUANTITY DRAINAGE AREA MAPS

SHEET NUMBER:

6

ORG. DATE - 2/2/2022

Mar 23, 2022
H:\MD204000\DRAWING\PLAN SETS\ENVIRONMENTAL CONCEPT PLAN\MD204000-ECP-1——LAYOUT: 6 - DRAINAGE AREA MAPS
RS